

**HANSON PLANNING BOARD  
MINUTES OF THE PUBLIC MEETING OF  
OCTOBER 26<sup>th</sup>, 2015 AT 7:00 PM  
HANSON TOWN HALL, MEETING ROOM A**

A meeting of the Town of Hanson Planning Board was called to order at 7:00 PM by Chairman Ellis in Meeting Room A on the third floor of the Town Hall

**Members present:** Donald Ellis, Chairman  
Joseph Gamache, Vice Chairman  
Joseph Weeks, Member  
John Kemmett, Member

**Absent:** Steve Regan, Member  
Virginia Costley, Administrative Assistant

**Also Present:** Laurie Muncy, Town Planner

**Appointments**

**7:00 PM Appointment with Mark Ridder to discuss a Release of Covenant for Building 8A, Units 31 (90 Stonebridge Drive) and Unit 32 (92 Stonebridge Drive) and Unit 100 (94 Stonebridge Drive)**

Mr. Ridder approached the Board to discuss the requested relief. He indicated Unit 8A is on the corner, a three unit building within the Stonebridge Commons site. He stated that in a couple of months he will have 100 units of the site completed. He stated that the recreation building is landscaped and is being used by the residents. Mr. Gamache asked if there was any paving of top course being completed. Mr. Ridder stated that they are only doing the driveways and sidewalks at this time. The water services are exposed. He does not plan to install top course this year and will wait until the construction is complete. Mr. Ellis asked if the catch basins were being cleaned. Mr. Ridder indicated that they are using silt sacks on the basins during construction.

**Motion to release the units from covenant:** Joseph Weeks

**Second:** Joseph Gamache

**Vote:** 4-0-0

**7:15 PM Appointment with Donald Shute and Mike Watson to discuss granite curbing at 9 Progress Way and cleaning of the catch basins at Brookside Estates**

Although invited, Mr. Shute was not present for the meeting. Mr. Watson of S Bank approached the Board and stated that the Tri-party Agreement is in place and they are 100% cash secured to do any and all necessary work. Mr. Shute is no longer a borrower. Mr. Watson's leverage is the Tri-party Agreement which has dates within the text that stipulate when the site must be completed.

Mr. Shute is starting construction of the sidewalks today with bids out on the trees through a nursery in Pembroke. They are importing trees from Pennsylvania. Mr. Watson does not know the type of trees that are being ordered. Mr. Ellis told Mr. Watson to be mindful as to the type of tree that is suitable for fall planting. They are called "Fall Hazard Trees." If they die, they will need to be replaced. Mr. Watson stated that the trees could not be planted earlier due to the construction and the season.

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The Board had questions regarding whether the catch basins have been cleaned. The catch basins were supposed to be cleaned in June and need to be cleaned before the drainage system becomes compromised. Mr. Watson recommended that the Board send Mr. Shute a letter as the money is available to him to get the work done.

Mr. Gamache asked why Mr. Shute is not paving the top course this year. Mr. Watson indicated that Ed Johnson was still doing a lot of work at the site. Mr. Gamache also asked about "settling" and indicated that the compaction should be verified to ensure compliance with the approved plans. Mr. Watson stated that everyone will receive a 30 day notice for the top course paving so that the review engineers have plenty of notice to be on site. Mr. Watson will assist however he can to get the project to completion.

Mr. Gamache stated that the binder is getting old, sitting too long and getting dried out and he fears the curbing will be damaged over the winter months. Mr. Gamache stated that should the curbing be damaged he might request that it be replaced.

The approved plans were reviewed to determine the construction of the sidewalk. The sidewalk details on the plan require the installation of 8" of gravel beneath the sidewalk. It was determined that the sidewalk is to be constructed with 1 inch of binder and one inch of top course. Mr. Watson was provided with an electronic copy of the approved plans. The Planning Board and Mr. Watson asked Ms. Muncy to send a letter to Mr. Shute stating the following:

- Warren Bush informed the Town that it was his intention to pave the sidewalk with one (1) application of 2 ½ inch asphalt. The Planning Board will not approve this. The Board wants the sidewalks paved in accordance with the Subdivision Plans that were signed by the Board on January 12, 2006. The plans call for two separate courses of asphalt installed above an eight (8) inch base of processed gravel. If the sidewalks are not installed in accordance with the Plans, the Board will not approve the sidewalks or reduce the amount of the Tri-Party Agreement. They may even require that the sidewalks be torn up and re-done.
- The Planning Board was also concerned about planting trees that may have a higher than average chance of dying ("Fall Hazard"). The Planning Board will require the replacement of any trees that do not survive. Planting trees that are less susceptible to "Fall Hazard" will be the better course of action.
- The Planning Board did not understand why Nick Harris has not corrected the curb issue at the house constructed by Bethany. Nick has had more than enough time to correct this issue. If Nick cannot attend to this, you should employ someone else who can get to it immediately.
- Lastly, the members of the Planning Board are upset that the catch basins have not been cleaned. This was requested by the Board during the site inspection last June, which they expected to be completed months ago.

Mr. Shute is strongly advised to contact the Planning office as soon as possible to discuss the completion of the aforementioned items.

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MINUTES OF THE PUBLIC MEETING OF  
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**8:00 PM Review of an ANR Plan dated 10/19/15 submitted by C.W. Garvey Co for John C. and Linda A Griffith concerning a division of property located at Maps 40 & 32 and Lots 13 & 25 respectively known as 433 Main Street and 57 Pleasant Street in Hanson, MA**

Mr. Carl Garvey approached the Board to review the Form A plan. The parcel lies in the Residence A zoning district which requires a minimum frontage of 150 feet, a minimum area of 30,000 s.f. with a minimum upland requirement of 27,000 s.f.. The Retreat Lots have a minimum frontage of 40 feet and a minimum area requirement of 60,000 s.f. with a minimum upland requirement of 54,000 s.f.. Parcel B owned by Jason & Julie McCann is to be combined with Parcel B-4 owned by John C. & Linda Griffith. A portion of parcel B is shown as Parcel A on a plan recorded in Plan Book 47, Page 750. Lot B-3 and Parcel B-4 is a re-division of Lot B-2 on Plan recorded in Plan Book 46, Page 384. Parcel B and Parcel B-4 together contain 105,735 s.f. Parcel B and Parcel B-4 exclusive of the access portion contains 96,934 s.f. The wetland line was delineated by Pinebrook Consulting. There is an area on the assessors' map that appears to be an isolated land subject to flooding or some other wetland area. Mr. Garvey stated that there are two catch basins that drain onto the property resulting in a depression that may collect stormwater. This was verified on the stormwater maps. The town drain pipe and outlet encroach onto land of Mr. & Mrs. McCann. The original easement was over abutting land of Astorre Scagliarini (now Taylor) See Deed Book 2782, Page 407.

**Motion to accept the plan as presented:** Joseph Weeks

**Second:** Joseph Gamache

**Vote:** 4-0-0

**Motion to endorse the Plan:** Joseph Weeks

**Second:** John Kemmett

**Vote:** 4-0-0

**Discussions**

**8:15 PM Appointment with Mr. Phil Clemons to discuss an appointment of a Planning Board representative to the Open Space Committee**

Mr. Clemons approached the Board to discuss the Open Space Committee. The Committee has become short of members. A member of the Board of Selectmen, Jim McGahan, has been appointed to the Committee. Phil Lindquist was a member representing the Planning Board in the past but is now considered a Member at Large. Mr. Clemons said that they meet at least once a month but sometimes once every two months and wish to get to a more formal schedule. Although they are leaning toward the first Monday of the month, they could meet on the second Monday to not conflict with Planning Board meetings. The formal actions are few but very important. Mr. Weeks stated he does not mind doing it if they can accommodate his schedule. He is also on the Capital Improvement Committee that also meets on Monday, but only a few times a year. Mr. Gamache is on the Drainage Committee but that he would be interested for consideration. Mr. Ellis asked if the Board could have more time to consider their choices. Mr. Clemons said that they hope to have one meeting prior to the end of 2015 to start the process of updating the Open Space Plan. The member would need to be appointed by the Board of Selectmen, so once a decision is made the name should be submitted to Ms. Marini for appointment by the

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Selectmen. The term is for three years. This will be placed on the upcoming Planning Board agenda for discussion.

**Old Business/New Business**

Baystate Roads/Invoice – **signed**  
Norwood Printing/Invoice – **signed**

**Adjournment**

**Motion to adjourn at 8:45 pm:** Joseph Gamache  
**Second:** John Kemmett  
**Vote:** 4-0-0

Respectfully submitted,

Laurie Muncy  
Town Planner/Conservation Agent